

CITY OF SAN MARINO
PLANNING COMMISSION AGENDA

Marcos Velayos, Chairman
Susan Jakubowski, Vice-Chair
Howard Brody
Raymond Cheng
Se-Yao Hsu



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City Hall Council Chamber
2200 Huntington Drive
San Marino, CA 91108

WEDNESDAY, OCTOBER 26, 2016
7:00 P.M.
CITY HALL
COUNCIL CHAMBERS
2200 HUNTINGTON DRIVE, SAN MARINO, CA

The City of San Marino appreciates your attendance. Citizens' interest provides the Planning Commission with valuable information regarding issues of the community.

Regular Meetings are held on the 4th Wednesday of every month.

In compliance with the Americans with Disabilities Act, any person with a disability who requires a modification or accommodation in order to participate in a meeting should contact the City Clerk's Office at (626) 300-0705 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Raymond Cheng, Se-Yao Hsu, Howard Brody, Susan Jakubowski, and Chairman Marcos Velayos

POSTING OF AGENDA

The agenda is posted 72 hours prior to each meeting at the following locations: City Hall, 2200 Huntington Drive, the Crowell Public Library, 1890 Huntington Drive and the Recreation Department, 1560 Pasqualito Drive. The agenda is also posted on the City's Website: <http://www.cityofsanmarino.org>

PUBLIC COMMENTS

Section 54954.3 of the Brown Act provides an opportunity for members of the public to address the Planning Commission on any item of interest to the public, before or during the Planning Commission's consideration of the item, that is within the subject matter jurisdiction of the Planning Commission.

PUBLIC HEARINGS**1. APPEAL OF DESIGN REVIEW NO. DRC16-59****1040 OAK GROVE AVENUE, (PENG/GARDENS INC.)**

This is an appeal of the Design Review Committee's decision to deny the application for new front yard driveway gates and side yard fencing.

(Required Action Date: 12-11-16)

2. CONDITIONAL USE PERMIT NOS. CUP16-20, CUP16-21 AND DESIGN REVIEW NO. DRC16-58**1640 SHENANDOAH ROAD, (MILLER/SERRURIER ARCHITECTS)**

The applicant requests to construct a new detached two-car garage with attached livable area for a bedroom and bathroom. The proposed structure will exceed 600 square feet in total lot coverage. The applicant also requests to construct a new front yard retaining wall. This requires two conditional use permits and one design review action pursuant to Section 23.06.05I and 23.15.03F of the San Marino City Code.

(Required Action Date: 12-10-16)

3. MODIFICATION TO CONDITIONAL USE PERMIT NO. CUP14-27**2327 HUNTINGTON DRIVE, (CHEN)**

This applicant requests permission to expand the physical therapy use within an existing gym. This requires a modification to the existing conditional use permit pursuant to Section 23.03.01C of the San Marino City Code.

(Required Action Date: 12-11-16)

4. CONDITIONAL USE PERMIT NO. CUP16-26**2459 HUNTINGTON DRIVE, (CHIAO)**

The applicant requests to operate a dermatology medical practice within a multi-tenant commercial building. This requires a Conditional Use Permit pursuant to Section 23.03.01C of the San Marino City Code.

(Required Action Date: 12-11-16)

OTHER MATTERS**5. CONDITIONAL USE PERMIT NOS. CUP16-14 AND CUP16-19****1555 WILSON AVENUE RESOLUTION OF FINDINGS****6. SEPTEMBER 28, 2016 MEETING MINUTES.**

ORAL PUBLIC APPEARANCES

This is the time set aside for any person who desires to be heard on any matters not covered on this agenda. No action is to be permitted except:

1. Catastrophic Emergency as is described by majority vote; or
2. The need for action arose within the last 72 hours as determined by a 4/5 vote.

PUBLIC WRITINGS DISTRIBUTED

All public writings distributed by the City of San Marino to at least a majority of the Planning Commission regarding any item on this agenda will be made available at the public counter at the San Marino Center located at 2200 Huntington Drive, San Marino, California.

ADJOURNMENT

The next meeting of the Planning Commission is scheduled for Tuesday, November 22, 2016 at 7:00 P.M. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.

APPEALS

There is a fifteen day appeal period for all applications. All appeals should be filed with the City Clerk. Please contact the City Clerk for further information.